

**TO LET**

Restaurant and Bar Opportunity at The Royal Hotel



**Restaurant and Bar at The Royal Hotel, Garve Road, Ullapool, IV26 2SY**

£35,000 per annum

Find out more at  
[www.g-s.co.uk](http://www.g-s.co.uk)

- **Fantastic Opportunity to Run a Food and Beverage Operation in an Iconic Hotel**
- **Elevated Position with Enviably Views across Ullapool Harbour**
- **Space to Let includes Restaurant and Lounge Bar**
- **Fantastic Location in Popular Highland Getaway Town on the World Famous NC500**
- **Outside Terrace with Outstanding Views**



## INTRODUCTION

Pub and Restaurant opportunity at The Royal Hotel. This is an incredible opportunity to let and run a food and beverage business from an established hotel in the picturesque town of Ullapool.

The property itself sits on a prominent position, as you enter the village, overlooking the harbour. The town is historically a fishing town, located on the shores of Loch Broom - where you can hop onboard the ferry to Stornoway.

Set on the world-famous North Coast 500, Ullapool is a great base for exploring the surrounding countryside and touring Wester Ross and the Highland's, with Inverness only an hour's drive away. This opportunity at the Royal Hotel is the perfect business opportunity offering the following letting space; a restaurant with panoramic views over Ullapool harbour; a charming bar with a traditional Scottish feel with a lounge attached and a well-presented commercial kitchen. There is also a south facing outside terrace where guests can enjoy a drink overlooking the loch.

The lettable space available sits within the Royal Hotel. The property is of stone construction, over two floors, under a multi-pitched slate-covered roof. The hotel is curved in shape with balconies and an outdoor seating area attached to pub.

The location of the property is shown on the appended plan.

From a business perspective, the restaurant and bar at The Royal is a fantastic opportunity for a chef to establish themselves within the Scottish market, offering enough space to showcase their talents to tourists and locals alike. The tenants will benefit from good levels of associated trade from the hotel guest as well as from nearby establishments. It is estimated that there is the opportunity for 150 covers per day during the season from Easter until the end of October.

## THE PROPERTY

The Royal Hotel houses 54-bedrooms constructed in stone with accommodation over 2 principal floors, under a multi-pitched slate-covered roof. The hotel is curved in shape with lovely decorative balconies at first floor level around the front façade of the property. The property hosts a large bar/lounge as well as a restaurant.

## ACCOMMODATION SUMMARY

The leased accommodation can be summarised as follows: -

### Public Areas

- Restaurant
- Public Bar with outdoor terrace

### Service Areas

- Expansive Commercial Kitchen and Stores
- Ancillary stores

## TRADE

Accounts for the restaurant are not available as it has never been run separately before.

## STAFF

TUPE regulations will apply to all members of staff, who currently work in the kitchen or as front of house in the bar and restaurant.

## LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

## SERVICES

Mains drainage, gas, electricity and water are all connected to the property.





### **ENERGY PERFORMANCE CERTIFICATE**

The EPC rating is "E".

### **RATEABLE VALUE / COUNCIL TAX**

The Restaurant is not separately rated. The Tenant will either contribute to the overall rates or will arrange for the trading areas to be rated separately to the accommodation.

### **LEASE TERMS**

A new 3 to 5 (or more) year internal repairing and insuring (IRO) lease is being offered to the market with attractive terms, which could include seasonal rent payments and other incentives to ensure a prosperous Tenant.

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception.



### **FIXTURES AND FITTINGS**

The use of the Trade Fixtures, Fittings, Furnishings and Equipment will be included in the annual rent.

### **TENURE**

A new Lease or Management Agreement will be created.

### **PRICE**

There will be no premium. The asking rental payment is £35,000 per annum.

### **DEPOSIT**

A quarters rent will be held by the Landlord as a security deposit.



## FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

## VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham and Sibbald  
233 St Vincent Street  
Glasgow  
G2 5QY



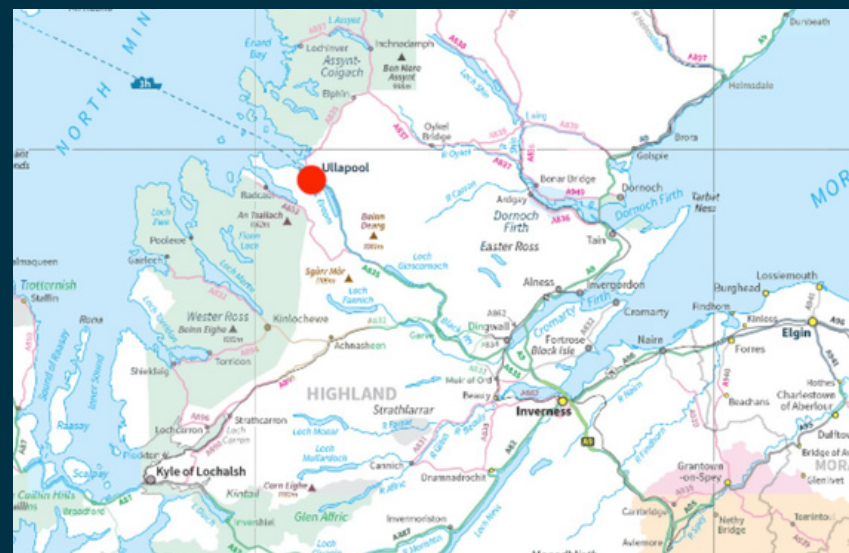
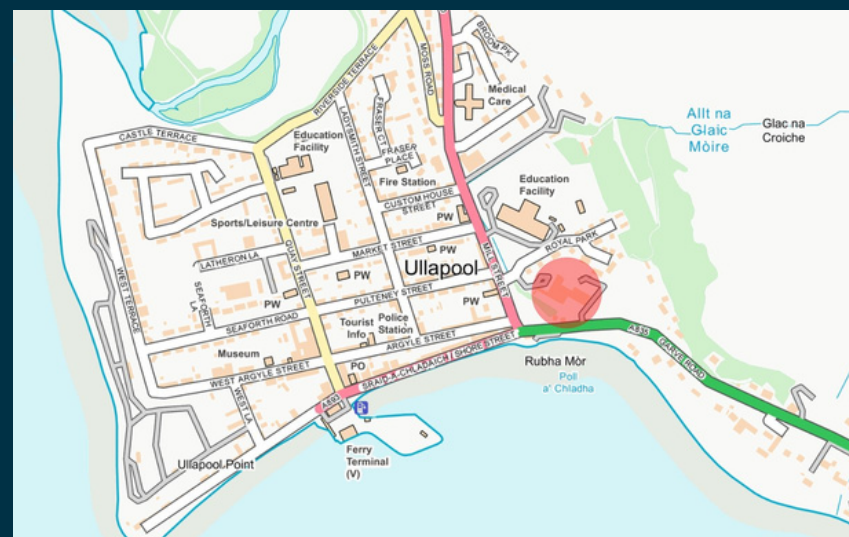
To arrange a viewing please contact:



**Peter Seymour**  
Director of Hotel & Leisure  
Peter.Seymour@g-s.co.uk  
07967 551 569



**Emily Hewitson**  
Graduate Surveyor  
Emily.Hewitson@g-s.co.uk  
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

Date published: SEPTEMBER 2023

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.